



Report of	Meeting	Date
Joint LDF Officer Team	Central Lancashire LDF Joint Advisory Committee	8th November 2011

## **CORE STRATEGY UPDATE**

### **PURPOSE OF REPORT**

1. To brief Members about the responses made to the Inspector's letters, progress with consulting on the housing related changes, and about the preparations for the partial review of the Core Strategy.

### **RECOMMENDATION(S)**

2. Members are invited to note the progress made with the Core Strategy.

### **EXECUTIVE SUMMARY OF REPORT**

3. This report summarises the responses to the Inspector's letters concerning the Core Strategy, the further actions that are under way to consult on the agreed revisions, and the early preparations for the partial review of the Core Strategy.

### **REASONS FOR RECOMMENDATION(S)**

#### **(If the recommendations are accepted)**

4. To ensure Members are aware and supportive of the progress with the Core Strategy.

### **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

5. None

### **BACKGROUND**

6. At the previous JAC meeting on 1<sup>st</sup> September 2011, Members received two reports on the Core Strategy. The first dealt with the details of the Inspector's adjournment of the examination, focusing in particular on the housing requirements. The second report looked at all the other issues raised at the examination. The Inspector invited the Councils to respond with proposed changes to the Core Strategy and consult on them. He also asked the other parties at the examination for their views on his provisional findings.

## RESPONSES MADE TO THE INSPECTOR'S LETTERS

7. The Inspector's letters, written on 15<sup>th</sup> July 2011 and 27<sup>th</sup> July 2011, required the Councils to make amendments to Policies 1 and 4, together with the reasoned justification text preceding the policies, in order for the Core Strategy to be found sound. The Councils' "in principle" response to the Inspector was sent on 9<sup>th</sup> September 2011 and is shown in Appendix 1. Members have since received copies of the proposed revised text for the housing related changes in the Core Strategy. The required consultation on the revisions is between 1<sup>st</sup> November and 12<sup>th</sup> December 2011.
8. The Inspector's letters also invited representations from organisations involved in the examination, and 16 letters were received in response. Of these 12 were responding to housing matters, and 10 were in support of more housing development. Two representations were made on behalf of shopping centre operators and two on behalf of arts and cultural organisations. The main issues raised by the representations concern the:
- suitability (or otherwise) of sites for development
  - flexibility of the Core Strategy
  - weight to be attached to the draft National Planning Policy Framework (NPPF)
  - need to identify an additional 20% of deliverable housing sites against the 5 year housing land requirements
  - timely release of greenfield/safeguarded sites
  - need to protect open land from development
  - need to review employment land allocations

## PREPARATIONS FOR THE PARTIAL REVIEW OF THE CORE STRATEGY

9. Although the key focus is on completing the Core Strategy examination process, the Councils remain committed to a partial review of the Core Strategy, which is intended to begin once the plan has been adopted. The purpose of the review is to update the housing requirements for the three Central Lancashire authorities, and to thereby revise the housing delivery aspects of the Core Strategy. The first step is to obtain the best advice on the methodology for locally derived housing figures. Once this has been clarified, a timetable will be prepared for Members, indicating the key stages in researching and consulting on the updated information.

There are no background papers to this report.

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## Appendix 1



Inspector Richard E Hollox  
c/o Tony Blackburn  
Programme Officer  
15 Ottawa Close  
Blackburn  
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9 September 2011

Dear Mr Hollox

### **CENTRAL LANCASHIRE CORE STRATEGY**

I refer to your letters of 15 and 27 July 2011.

The Central Lancashire authorities' Joint Advisory Committee considered the content of your letters and the draft recommendations therein at a meeting held on 1 September 2011. The Committee resolved to:

- (a) Accept the draft recommendations contained in the Inspector's letters, concerning [the Regional Spatial Strategy] housing requirements, in order that the Central Lancashire Core Strategy may be found sound and proceed to adoption.
- (b) Accept the need to consider additional strategic sites or locations of land for housing, and to direct the Inspector towards selecting those sites which relate best to the existing pattern of development, including the phased and managed release of land at North West Preston and Pickering's Farm.
- (c) Endorse the redrafting of relevant sections of the Core Strategy in accordance with the Inspector's recommendations, and to bring the new wording to the Full Councils for approval, along with a revised timetable towards adoption.
- (d) Note that the adoption of the Core Strategy is most likely to be postponed until early 2012.

The area referred to as 'North West Preston' in (b) above is a broad sweep of land south of the M55 stretching from west of the Cottam area eastwards to the areas known as Bartle (east of Sandy Lane, north of Hoyles Lane / Lightfoot Lane, south of the M55), and extending east of the A6 to incorporate land north of Eastway / south of the M55.

The detailed changes to be proposed to the Core Strategy will be presented to each Council's executive decision making Member bodies for their consideration. It is envisaged that the matters will be considered at Council meetings in September/October 2011. Public consultation on these changes and the appropriate supporting documents will then follow as soon as possible thereafter.

In respect of the Draft National Planning Policy Framework (NPPF) the Leader of Chorley Council is in discussions and correspondence with the Planning Minister Greg Clark. The Councils note that the Draft NPPF, whilst being a material consideration, it is just that, a draft, subject to consultation which could change significantly, particularly in the light of the controversy it has

caused nationally. The Councils will respond in detail to the national consultation invitation by the deadline (17 October 2011) set by that process. The Councils' responses will then be submitted as an examination document.

Yours sincerely

*JRJackson*

Julian Jackson  
Central Lancashire LDF Coordinator